

City of San José
Coyote Valley Specific Plan

Summary of Community Meeting
April 19, 2007
Coyote Creek Golf Club

Task Force Members Present

Co-chair Councilmember Forrest Williams and Ken Saso.

Technical Advisory Committee (TAC) Members Present

David Bischoff (City of Morgan Hill), Mike Griffis (SCC Roads & Airports), and Shanna Boigon (SCCAOR Realtors).

City and Other Public Agencies Staff Present

Anthony Drummond (Council District 2), Lisa Jensen (Planning Commission), Ash Kalra (Planning Commission), Bill Miller (SJPD), Laurel Prevetti (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCE), Stefanie Hom (PBCE), Jared Hart (PBCE), Perihan Ozdemir (PBCE), and Regina Mancera (PBCE).

Consultants Present

Doug Dahlin (Dahlin Group), Roger Shanks (Dahlin Group), Jodi Starbird (David Powers Assoc.), and Eileen Goodwin (APEX Strategies).

Community Members Present (Additional people were present; however, the names below only reflect individuals who identified themselves on the sign-up sheet.)

Kiley Russell, Hiroko Mikami, Michele Korpos, Art Gonzales, Harry Mikami, Lorna Pusateri, Garey Wood, Joe Castro, Patrick Mock, Larry Mock, Bob Boydston; Bob Snively, Frank Giancola, Richard Mindigo, Robert Sakaywe, Frank Crane, Joanne McFarlin, Mark Anthony Mederios, Peter Rothschild, Fred Lester, Catherine and Stuart Cain, Bob Gifall, Gerald Upshaw, Maralee Potter, Mike Murphy, Tony Burchyns, Annie Saso, Pauline Seebach, Chris Marchese, Darlene Campbell, and Bob Eltgroth.

1. Welcome and Introductions

Eileen Goodwin, with APEX Strategies, welcomed everyone to the meeting. A show of hands revealed there was a mix of people both familiar with and new to the plan.

2. Agenda Review

Eileen reviewed the meeting agenda, and indicated there would be opportunities for public comments at the end of the presentation.

3. Overview of Coyote Valley Specific Plan DEIR

Darryl Boyd, Principal Planner with the Department of Planning, Building and Code Enforcement, presented an overview of the Coyote Valley Specific Plan (CVSP) Draft Environmental Impact Report (EIR). He explained the purpose of an EIR, discussed the CVSP project description, gave a summary of the findings in the CVSP Draft EIR, and reviewed the next steps in the EIR process.

4. Community Comments and Questions about the CVSP DEIR

- What is “Bailey-Over-the-Hill”? *Darryl explained that the San Jose 2020 General Plan identifies the need to extend and widen Bailey Road to over the ridge where it connects with McKean Road.*
- Concerned about the additional traffic in Almaden Valley. Are impacts indicated in the Draft EIR? *Darryl indicated the Draft EIR indicates there are three significant unavoidable impacts on Almaden Expressway. Staff will research where it is located in the Draft EIR.*
- The Draft EIR indicates there are no bike routes through Coyote Valley, but County-wide plans indicate Monterey Highway and Santa Teresa Road are County-wide bicycle corridors.
- The Draft EIR indicates that the bike lanes on Santa Teresa terminate at Tulare Hill, but they actually extend within a hundred yards of Bailey Avenue.
- Staff was told where to find information on bicycle corridors, but it is not included in the Draft EIR.
- The Draft EIR indicates there is no methodology to do counts of bicycles and pedestrians traveling in order to get level of service counts. MTC and VTA have been doing it for years; it should be in the EIR.
- Would there be an assessment of the Greenbelt? *Darryl indicated that information is not included in the Draft EIR. The EIR process is about the potential environmental impacts of urban development on the existing physical environment, including the Greenbelt. There may be the need to do a nexus study before having the Specific Plan implement the Greenbelt strategy.*
- East side of Monterey Road should not be left out of the Plan. A lot of property owners on

east side Monterey Road have already given up land for Coyote Creek. They were told if they annexed to the City they would get services, but there are no services. *Darryl indicated that one of the projects analyzed in the Draft EIR as an alternative is the Greenbelt Alliance's "Getting It Right" plan. That plan is the only reference in the Draft EIR that includes no development on the eastside of Monterey Road.*

- What is the historical significance of the Keesling Black Walnut trees? They are in a state of over maturity and are hard to take care of. They should not be considered historic. *Darryl indicated that the City has evaluated and designated them as heritage trees, so they have status as a significant resource.*
- How would the project be impacted by the current work being done on Fisher Creek for the Cisco plan? *Darryl indicated that existing Fisher Creek is not adequate for flood control, so Cisco is currently working on a bypass channel. When the Coyote Valley Research Park (CVRP) project was approved, there were some things that they were required to do to benefit future projects, including flood prevention work.*
- How is the Plan going to impact the three surrounding airports? *Darryl indicated that the Santa Clara County Airport Land Use Commission (ALUC) requires that any structure over 200-feet in height needs to be referred to the ALUC for their review.*
- Is there enough water for this plan? *Darryl indicated the Plan is about water. There is a water supply analysis in the Draft EIR, and they have concluded there is enough water. Most water would be drawn out of the Coyote Valley Basin.*
- Farmers have objected to the term of "prime agricultural land." Is there a formula that the City is going to use to define that term? *Darryl indicated they used the LESA model and the State definition to define agricultural land. They have identified 2,400 acres of the Plan is important agricultural land. More information is in the Draft EIR.*
- Would farmland be replaced at an even exchange? *Yes. Darryl indicated the priorities for acquisition of replacement lands are: 1) the Greenbelt, 2) Santa Clara County, 3) Central Valley.*
- How is development going to occur when the water table is so close to the surface? *Darryl indicated that some areas are considered wetlands. Some areas would need structural mitigation measures. One of the challenges is how to channel water.*
- What is the impact on the Burrowing Owl? *Darryl indicated that some habitat would be removed. They would do further analysis prior to development proposals.*
- Are there owls in Coyote Valley? *Yes. Darryl indicated they may move around.*
- Can the owls be moved to a different place? *Darryl indicated there is some disagreement on feasibility of active relocation. They would like to keep the owls in Santa Clara County, but they may be relocated actively or passively. They would be dealing with them on a regional basis.*
- What are the triggers for development? *Darryl indicated that there needs to be 5,000 jobs before residential development can proceed. The triggers can only be changed during the General Plan update.*
- When Mission College was built, owls were relocated to Coyote Valley. But some made it back to Mission College. Owls are incredible creatures; they know where their home is.
- Traffic is a significant unavoidable impact. Would the plan encourage other modes of transportation? *Yes. Darryl indicated the Plan is intended to be pedestrian and bicycle oriented. Would want the Area Development Policy to encourage transit.*

- No one speaks up for Coyote Valley as a whole. Projects have been passed, and there have been plans to develop the rest of Coyote Valley, but it never gets developed. A lot of land has already been annexed to the City, but residents are not receiving services. There is a moral and legal obligation to take care of properties in the Coyote Valley. The current triggers make it hard for the area to develop.
- Have there been studies on housing being able to support itself? *Darryl indicated that is not an environmental issue, and that the Draft EIR does not deal with that. The Plan Refinement process will reveal more information about housing. There is some information prepared by EPS on the Coyote Valley website, www.sanjoseca.gov/coyotevalley/.*
- There is a housing shortage in Santa Clara County, so housing is important to develop.
- Would like to see more planning done in the Greenbelt, it is considered prime agricultural land. Could have greenhouses. *Darryl indicated not all of the Greenbelt is considered prime agricultural land. The City would not annex the Greenbelt, so it would remain under County jurisdiction. The Greenbelt is to remain a non-urban buffer. Any other plans would need to be implemented by the County.*
- Coyote Valley is a beautiful place. Understand that the City needs jobs and housing. But would like to figure out how to take care of everything within the current Urban Service Area.
- Where do we stand with pre-zoning and annexation? *Darryl indicated that after the Specific Plan is adopted, the Urban Service Area is expanded, and they have gone through the Local Agency Formation Commission (LAFCO) process, then they could start pre-zoning and annexation. The EIR would provide environmental clearance for those actions.*
- Would like the Draft EIR as a PDF file on the website. *Perihan Ozdemir, Geographic System Specialist II, with the Department of Planning, Building and Code Enforcement, confirmed the document is in a PDF format. The document can be saved on the computer, and then it is searchable.*
- Gave the CVSP team kudos. It is the closest Coyote Valley has come to being developed. It is a good plan.

5. Review of Next Steps in DEIR Process

Darryl indicated the Draft EIR comment period commenced on March 30, 2007, and will end on June 29, 2007. The comment period has been extended from its original date, from 60 days to 90 days, per the request of the public. After comments have been received on the Draft EIR, they will start the plan refinement process and the financing strategy plan.

6. Wrap-Up/Adjourn

Co-chair Councilmember Forrest Williams thanked everyone for coming to the Community Meeting. The Draft EIR is a significant accomplishment.

Eileen Goodwin adjourned the meeting at approximately 8:30 p.m.

The next Community Meeting will take place on May 2, 2007, at Camden Community Center, from 3:00 to 5:00 p.m.

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